

Board of Zoning & Appeals
MINUTES
(Via Tele-Conference)
October 7, 2020

MEMBERS PRESENT: John Kester, Ede Graves, Sandra Quinn, & Blake Badger

MEMBERS ABSENT: James Dozier & Johnny Wilson

OTHERS PRESENT: Matt Millwood & Debra Grant

- I. **Call to Order**
- II. **Roll Call** (Board Secretary)
- III. **Public Hearing: None**
- IV. **Approval of Minutes for September 2, 2020;** Ms. Graves made a motion to approve the minutes as submitted, seconded by Ms. Quinn; the motion carried 3 to 0 by a roll call vote (Mr. Badger was not present at last month's meeting).
- V. **Welcome:** Mr. Kester welcomed Mr. Jonathan "Blake" Badger as a newly appointed member of the Board.
- VI. **Variance Request**

V#20-11 **Herbert McClary** of 220 Screven Street (TMS#05-0030-159-00-00), is requesting a variance to Article V, Section 511 (Accessory Structure Area) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that Mr. McClary would like to add on to his detached garage, by constructing a 336 sq. ft. carport. The existing detached garage is 586 sq. ft. and with the proposed carport, the variance request is for 337.4 sq. ft. Matt read into the minutes, Section 511 (Accessory Use, Building, Structure) *"Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel, do not exceed 600 square feet in combined gross surface area, and shall be no more than 20 feet in height."* He told the Board that Mr. McClary already has an accessory structure that is approximately 586 sq. ft. and he wishes to construct a carport that will be approximately 336 sq. ft. Mr. McClary has also asked for a setback variance on his application, however the side setback is not needed, *(Mr. McClary withdrew the side setback request because his requested new structure will be parallel to the existing building)*. The owner stated in his application that he wants the new carport to store his boat under. **Mr. McClary/owner** said this new structure would not be seen other than looking down his driveway. Mr. McClary said he purchased, an additional 15 ft. of property on the side of his lot from his neighbor, he bought the property to place the carport on his lot. **Mr. Kester** said the Board can only grant a variance if there are extraordinary condition of the piece of property. Mr. Kester said he doesn't know how the Board could justify granting a variance for an accessory structure that is 50% larger than what is allowed by the City Ordinance. **Ms. Quinn** asked Mr. McClary is there is anything unusual about the lot. **Ms. Graves** said it is unfortunate that Mr. McClary purchased the side property not knowing the zoning requirements, however he already has a 2 car garage and allowing the additional square footage could not be done. **Mr. Kester** said the Board cannot go outside of what the City Ordinance states. **Mr. Badger** asked what has been the history for approving requests like this in

the past. **Matt/City Staff** said there has not been a large square footage request granted that he can remember.

Motion: Ms. Graves made a motion to deny the request, seconded by Ms. Quinn; the motion carried 4 to 0 by a roll call vote.

V#20-12

Jason Cumbee, future owner of 2602 Rion Street (TMS#05-0048-013-00-00), is requesting a variance to Article V; Section 511 (Accessory Structure Area) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that Mr. Cumbee is trying to purchase this property and would like to construct a garage/shop in the back, the lot is a large parcel and it is located in Maryville. Matt said Mr. Cumbee submitted a letter that is in the packet. The variance will be to Article V; Section 511 (Accessory Structure Area) the request is to install a 30 x 48 ft. (1440 sq. ft.) building. The ordinance allows 600 sq. ft., so Mr. Cumbee would need an 840 sq. ft. variance to be able to have the garage/shop he proposed. A site plan is included in the packet (page 18-19), and there are also pictures (pages 20-22). The property has trees and landscaping around the entire yard. **Mr. Cumbee/Future Owner** said his request is for a larger garage that will be within the tree canopy of the property, this is needed to store his truck and items that was left by his deceased father, and they will also be downsizing from a larger home. The new area has a history of crime and he wants to protect is belongings. Mr. Cumbee said there are plans of landscaping and doing other renovations to improve the property. He would like to be allowed to put a storage/garage building that is larger than what is allowed by the Ordinance. **Mr. Kester** said the Board has to abide by the City Ordinance and said this request is similar to the previous applicant's request. Mr. Kester asked the square footage of the existing home. **Mr. Cumbee** said the home is approximately 1500 sq. ft. **Mr. Kester** said the proposed building will be just a little smaller than the main house, and he can't see how this could be approved. **Ms. Graves** suggested constructing an addition that is attached to the home and a detached accessory structure in the rear. **Matt/City Staff** said an addition can be added as long as it is attached, with heated/air space, a breeze way or open air porch is not considered attached for the definition of addition. **Mr. Cumbee** said he had spoken to Matt Millwood and was told he could not block a door or window; because there is a door on the side of the home, could that door be used as the door to the garage. **Matt/City Staff** said that would be allowed as long as there is an exit from the new addition. **Ms. Graves** told Mr. Cumbee that he could go by the house at the corner of Howard and Front Street that did a similar project that was done without having to get a variance.

Motion: Ms. Graves made a motion to deny the request; seconded by Ms. Quinn; the motion carried 4 to 0 by a roll call vote.

VII. Discussion: None

VIII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*